

Brentwood Planning Board

Minutes – April 18, 2013

Members Present: Bruce Stevens, Chairman Doug Brenner, Secretary
 Bob Magnusson Steve Hamilton
 Rob Wofchuck Mark Kennedy, alternate
 Glenn Greenwood, Circuit Rider Planner

Also present was resident Mike Latham, who is interested in serving on the PB.

Chairman Stevens called the meeting to order at 7:00.

Motion made Hamilton, 2nd by Magnusson to give Kennedy voting rights: all were in favor.

Board Business

The Board is in receipt of two letters from the NH DOT, asking if Alton Bailey (Auto Town) can operate his retail dealer license and inspection station at 44 Rte 125, tax map 223.070. The letters state that these have been previously approved at this site by the State, and the PB has also previously approved. Members agree that this is approved, and Stevens signed the forms accordingly.

The Board is also in receipt of a letter from the NHDOT, asking if Musso's Mill Yard at 149 Crawley Falls Road, tax map 217.002, can hold a dealer repair license.

Motion made by Magnusson, 2nd by Wofchuck that this is an approved use: all were in favor. Stevens signed the form.

Motion made by Magnusson, 2nd by Hamilton to appoint Stevens as chair and Brenner as secretary: all were in favor.

Motion made by Wofchuck, 2nd by Hamilton to appoint Magnusson as vice-chair: all were in favor.

New Hearing: Site Plan Review: Brentwood Route 125, LLC tax map 201.016

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Magnusson, 2nd by Kennedy to accept the application: all were in favor.

Joe Coronati of Jones and Beach Engineers spoke on behalf of the applicant this evening. Also present was Chris McInnis, RE agent for the property owner, and abutter Jeff Pray.

Coronati said this is a wet piece of land that is difficult to develop. Parcel is 5.419 acres and said the best commercial use is to put any development close to Rte 125. The upland in the rear abuts Shannon Way, a residential neighborhood, and they are proposing to put 3.78 acres into a conservation easement of which 2.18 is upland. They have a potential tenant, a donut shop, and have designed the parcel accordingly. The building will be 2,220 sf and Coronati showed the driving area, parking etc.

Wofchuck said the CC felt that this was less of an impact than building on the back of the lot, which would involve more wetland disturbance, and would also put any development next to the residential area.

They have received a Special Exception from the Zoning Board of Adjustment (Feb 11, 2013) to fill the wetlands, and a variance for the requirement of a vegetative strip in the front. They are working with the Conservation Commission and the State wetlands bureau for off-site mitigation. Stevens said the ZBA understood that the CC

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felt that this was a good trade off. Wofchuck said that while the CC did not endorse this, they did not object to it. He said if the upland in the rear were to be used, there would be much more impact to the wetlands, creating much more impervious surface and any development would be next to a residential neighborhood. Jones & Beach used the NH Methods for evaluating wetlands, and this ranks as a very low functioning wetland, and the CC felt the proposed use is the best use of the land. Brenner said they need to make sure that the parcel will support this use, asking if any expansion to the footprint may make the ZBA decision null and void, and questioned whether or not the PB had any latitude to accept anything beyond the footprint presented. Kennedy is concerned about fire trucks being able to maneuver the site, and in the letter from fire consultant Nick Cricenti, Cricenti states that NFPA requires FD access roads to be 20 feet wide, and not the 14 proposed. Stevens said he felt that the ZBA action was relative to building within the wetland, and they were not specific to the area, saying the NHDES will determine that. Wofchuck said any CC decision was based on this footprint. Coronati said if there is anything that is altered that would affect any ZBA decision, they will go back to the CC or ZBA if necessary. Brenner said that while the CC's input is important and taken into consideration, they are advisory only.

Coronati said that there will need to be off-site mitigation, as required by the state as this exceeds more than 10,000 sf of wetland disturbance. He said there will be on-site mitigation as well, and the back land will never be developed. He said they are proposing 15,650 sf of wetland impact.

Coronati said deliveries for the donut shop will be done before opening, or late evening and he said they have done turning maneuvers and that box trucks (the delivery trucks) can make the turns. Kennedy recommended a site walk.

Plans show a "clean water" solution septic with grease trap, pump tank, etc, and a stone and pipe field. They will use porous pavement and the retaining wall will have a fence/railing. Stevens clarified that the 125 foot building setback is from the existing pavement.

Greenwood's comments (on file) were reviewed at this time. Item 4 states that there is considerable construction activity within the 25 foot side setback on the north side, and said this would require ZBA relief. Coronati will look into this. Greenwood said this is his only substantive comment, saying his others can be easily taken care of. Magnusson asked that any Operation & Maintenance program include the driveway maintenance. A note requiring that can be added to the plan. Coronati said they will take care of any of Greenwood's comments, and submit a waiver request for the High Intensity Soil Survey, as suggested by Greenwood. McInnis said this would NOT be open 24/7, but do not have specific hours at this time. Abutter Pray said he was satisfied with what was presented, and had no concerns.

Brenner suggested that they broaden their proposed use, such as fast food, etc and not limit them to the donut shop, to give them flexibility and Greenwood said they are limited to the donut shop; that states permits, traffic studies, etc are based on this specific use. Coronati said the donut shop is what they are proposing at this time.

Coronati said there is a site in Henniker that is similar to the proposal before the Board. Stevens suggested viewing this at some point.

Town Engineer Steve Cummings' comment letter (on file) was reviewed at this time. Coronati will take care of any issues, and contact Cummings to go over his list. The Board is concerned about snow storage. He said there is a note on the plan that says snow may be trucked off site. The Board will discuss this further as the hearings

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progress. Magnusson suggested that the Board consider requiring certified construction reports (done by an engineer) that our town engineer could review as the project goes forward.

Fire protection engineer Nick Cricenti's comment letter (on file) was reviewed at this time. Coronati will contact Cricenti to discuss and address his concerns.

A site walk will be held on Monday, April 29th at 6 pm.

Motion made by Magnusson, 2nd by Hamilton to continue this hearing to May 16 at 7:00 pm: all were in favor. Coronati thanked the Board for their time this evening.

Rob Wofchuck spoke about the NH Coastal Communities Green Infrastructure Project for Community Implementation Funding. He would like to apply (requires no town funding) , and if Brentwood is chosen, they will work with Brentwood towards achieving a comprehensive municipal strategy that will aid in National Pollution Discharge Elimination System (NPDES) permit compliance, improved water quality and reduction of flooding.

Motion made by Kennedy, 2nd by Hamilton to support Wofchuck's request to go forward with this: all were in favor. Wofchuck will complete and submit the application.

Motion made by Kennedy, 2nd by Wofchuck to adjourn at 9:50 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board